

**CORRECTION WARRANTY DEED**  
**WITH RELINQUISHMENT OF DOWER AND CURTESY**

KNOW ALL MEN BY THESE PRESENTS:

That we, CURTIS ANDERSON, a/k/a Curtis R. Anderson, and LILLIAN ANDERSON, a/k/a Lillian E. Anderson, his wife, GRANTORS, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to us in hand paid by ROBERT DENNIS POLK and JACKIE POLK, his wife, GRANTEES, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said GRANTEES, and unto their heirs and assigns forever, the following lands lying in the County of Hempstead and State of Arkansas, to-wit:

**PARCEL 1:**

A parcel of land situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Twenty-eight (28), Township Twelve (12) South, Range Twenty-four (24) West of the Fifth Principal Meridian, Town of Hope, Hempstead County, Arkansas, bounded and described as follows: Commencing at the Northwest corner of said NE1/4 SW1/4; thence along the North line of said NE1/4 SW1/4, South 89 degrees 56 minutes 41 seconds East, 184.93 feet to a point on the northeasterly right-of-way line of North Main Street, said point being the Northwest corner of a parcel of land as conveyed by Farmers' Union Warehouse Company to Missouri Pacific Railroad Company, by Warranty Deed dated August 19, 1926, recorded October 4, 1926, in Book 114, Page 327, Deed Records of said County, said point also being the TRUE POINT OF BEGINNING: Thence continuing along said North line and along the North line of said conveyed parcel, South 89 degrees 56 minutes 41 seconds East, 372.29 feet to a point 50.0 feet normally distant southwesterly from the centerline of the main tract of said Railroad; thence parallel with said centerline, South 17 degrees, 32 minutes 10 seconds East, 350.10 feet to a point on the north-south centerline of said NE1/4 SW1/4, said point being on the easterly line of said conveyed parcel; thence along the boundary of said conveyed parcel, the following five (5) courses: 1) along said north-south centerline, South 0 degrees 03 minutes 19 seconds West 21.21 feet; 2) North 47 degrees 36 minutes 17 seconds West, 380.15 feet to a point on the northeasterly line of an alley in Block 8, Ethridge Addition to said Town; 3) along said northeasterly line, North 17 degrees 32 minutes 10 seconds West, 16.0 feet; 4) along the northwesterly line of said alley, South 72 degrees 27 minutes 50 seconds West, 158.00 feet to a point on said Northeasterly right-of-way line of North Main Street; 5) along said right-of-way line, North 17 degrees 32 minutes 10 seconds West, 137.84 feet to the TRUE POINT OF BEGINNING. Said parcel contains an area 1.50 acres, more or less.

FILED

1011

2004 MAR 19 P 3:12

CLERK OF THE DISTRICT COURT  
HEMPSTEAD COUNTY, ARKANSAS

500025231



RPID: 21999 Parcel: 700-02949-000-C

Hempstead County C/I Property Record Card - 2010

Card: 1 of 1

Sketch

B/S Occupancy Area Perim Vector

Comments

IMPROVEMENT HAS VERY LITTLE REMAINING LIFE. 12/6/02 (CJA)

Inspected: SAM 12/29/2004 Contact: NA  
Revisited: RV 7/10/2006 Int. Est?:  
Entered: CDN 3/14/2005 Sk. File:  
Printed: 4/9/2010 Status:

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PARCEL 2:

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Two (2), London #1 Addition to the City of Hope, Hempstead County, Arkansas; **SUBJECT HOWEVER**, to current Lease Agreement currently in default between Grantors as Lessors, and John F. Lester, d/b/a Lester Texaco, Lessee, which Lease is hereby assigned to Grantees by the Grantors without recourse.

This Correction Warranty Deed is intended to correct the land description contained in that certain warranty deed from Curtis Anderson et ux to Robert Dennis Polk et ux, filed of record in the Recorder's Office for Hempstead County, Arkansas, in Book 762 at page 339.

TO HAVE AND TO HOLD the same unto the said GRANTEES, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we, the GRANTORS herein, hereby covenant with the said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, the GRANTORS, for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEES all our rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 18 day of March, 2004.



CURTIS ANDERSON



LILLIAN ANDERSON

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**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 )SS.  
 COUNTY OF HEMPSTEAD )

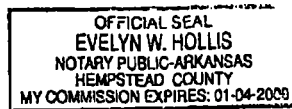
On this day personally appeared before the undersigned, a Notary Public in and for the county and state aforesaid, duly qualified and acting, **CURTIS ANDERSON and LILLIAN ANDERSON**, his wife, to me well known as the **GRANTORS** in the above and foregoing deed, and stated they had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public on this 18 day of March, 2004.

Evelyn W. Hollis  
 NOTARY PUBLIC

My commission expires:

1-4-2009  
 (SEAL)



I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument, and please send the tax statement to:

[Signature]  
 GRANTEE OR GRANTEE'S AGENT

508 Hempstead 5

Hope, AR 71801

GRANTEE'S ADDRESS

This Instrument Prepared By:  
**PILKINTON, PILKINTON & YOCOM**  
 Attorneys at Law  
 P. O. Box 583  
 Hope, Arkansas 71802-0583



State of Arkansas • County of Hempstead

I hereby certify that this instrument was FILED FOR RECORD and is RECORDED on this DATE and TIME and in the BOOK and PAGE as stamped hereon.  
 DATE 03-19-2004 TIME 3:12 PM  
 BOOK 782 PAGE 230

Carolyn Neel Recorder of Hempstead County  
[Signature] Deputy Clerk

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